

**TAXABLE VALUATION PER PERSON in
NEW HAMPSHIRE COMMUNITIES**
1995 2000 2004
prepared by
NH OFFICE of ENERGY AND PLANNING
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Data presented in this report show the taxable equalized property valuation per resident for the state's 234 communities. These data include the years 1995, 2000 and 2004.

Rank The data are displayed so that the relative position of a given community can be determined by referring to the "rank" column. In the accompanying tables, this column appears to the right of the data to which it is associated. There are 234 incorporated places in New Hampshire. The ranks for all three variables are calculated on a low to high basis. For instance, Allenstown's 1995 valuation per resident was \$19,336. This was the lowest among all municipalities and is given the rank of 1. Newington's 1995 valuation per resident was \$596,924; this was the second highest in the state with a rank of 233.

Equalized Valuation Per Capita These data are expressed in number of dollars per person. The valuation of taxable property is the community's, "tax base", the amount of wealth that can be taxed. The equalized valuation reflects, insofar as possible, the true market value of all taxable property in each community, including utilities and railroads.

The valuation figures are based on local assessment of property value. However local assessments are not comparable among communities. The Department of Revenue Administration conducts an annual survey of property values to equalize differences of the locally assessed values. Based on the results of the survey, an amount is either subtracted or added to the local assessments. This adjustment allows comparison among communities.

Per Person Also for the purposes of comparability, the tax data are expressed in per person or per resident terms. Communities with large populations will naturally tend to have large total valuations. However such a large total valuation may or may not be in proportion with size of population. The state's most populous city, Manchester, had a total equalized valuation of approximately 9.4 billion dollars in 2004. This was 3.1 times the total value of Bedford, a much less populous community. Nevertheless, Bedford had more valuation for each resident (\$148,306) than Manchester (\$85,970) in that year.

Population The population figures used to calculate the valuation per person are taken from the U.S. decennial census (2000) and from OEP's population estimates (1995 & 2004). Data users interested in analysis of valuation trends are cautioned about over reliance on population estimates.

Data users should note that inter-census year population figures are estimates. In many communities annual population changes are likely to be very small, perhaps smaller than the estimating process' ability to measure accurately. For this reason, year to year comparisons of valuation per person is discouraged. It is recommended that trend analysis be separated by at least two years.

The minimum two year separation is particularly important when comparing a census year with a non census year. This is because of the radical difference in the nature of a census and an estimate. Some of the difference in the numbers is apt to be methodological rather than real differences in population.

Group Quarters Populations Census and estimates include "institutional" or group quarters populations. These are populations that reside in college dormitories, prisons, nursing homes and the like. The inclusion of these types of populations affect all town rankings to some degree and about a dozen towns to a considerable degree. The most extreme case is the Town of Durham. Group quarters population accounts for approximately 34% (2004) of Durham's total population. Because of this, Durham has a very low valuation per person. If group quarters population were not included, then Durham's rank would be about in the middle of the array.

Communities which are affected significantly by institutional population include: Keene, Rindge, Hanover, Plymouth, Goffstown, Antrim, Henniker, Hooksett, New London, Benton and Durham.

Additional Information Persons that wish to obtain additional information about this report should contact the Office of Energy & Planning, 57 Regional Drive, Concord, NH 03303 Telephone (603) 271-2155 TDD Access: Relay NH 1-800-735-2964

Belknap

County	I----- Equalized Valuation Per Person -----I					
	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Alton	125,302	208	141,060	210	280,929	215
Barnstead	47,246	100	54,913	75	99,753	106
Belmont	43,731	79	50,253	56	87,000	67
Center Harbor	116,792	207	258,475	228	375,842	226
Gilford	96,202	198	116,778	196	202,872	203
Gilmanton	58,882	142	65,195	120	129,282	156
Laconia	47,884	103	63,826	112	106,734	118
Meredith	107,581	203	129,040	202	242,290	212
New Hampton	54,345	127	62,789	107	101,233	109
Sanbornton	72,320	172	87,851	172	141,748	173
Tilton	60,805	151	75,028	154	130,722	158

Carroll

County	I----- Equalized Valuation Per Person -----I					
	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Albany	73,367	174	70,594	140	140,541	172
Bartlett	145,094	217	187,605	221	300,082	218
Brookfield	67,527	164	79,610	162	147,814	177
Chatham	74,724	179	105,036	190	171,163	194
Conway	72,792	173	86,302	168	141,979	175
Eaton	110,728	206	112,735	192	195,240	199
Effingham	64,670	154	65,462	121	110,945	130
Freedom	198,925	226	148,241	213	300,422	219
Harts Location	190,958	225	208,526	225	495,386	229
Jackson	214,777	228	226,449	227	365,712	225
Madison	94,397	197	99,628	182	197,248	201
Moultonboro	275,333	231	334,244	231	532,788	231
Ossipee	70,190	167	74,781	152	135,790	163
Sandwich	180,178	223	169,186	219	299,688	217
Tamworth	68,909	166	72,412	148	129,561	157
Tuftonboro	183,966	224	205,824	223	396,121	227
Wakefield	94,089	196	94,052	178	178,485	196
Wolfeboro	128,655	209	135,093	205	279,147	214

There are 234 municipalities

Cheshire

County	I----- Equalized Valuation Per Person -----I					
	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Alstead	36,148	40	42,755	25	72,938	39
Chesterfield	71,670	170	79,252	161	114,152	140
Dublin	84,249	190	102,932	187	167,618	193
Fitzwilliam	48,840	109	55,514	78	95,385	97
Gilsum	39,675	58	41,678	20	68,305	31
Harrisville	74,341	177	82,976	166	145,751	176
Hinsdale	31,340	25	42,601	24	55,537	11
Jaffrey	41,067	67	51,278	60	80,697	50
Keene	41,121	68	47,579	40	66,596	28
Marlborough	36,738	42	44,845	32	66,227	27
Marlow	49,150	112	41,165	19	88,657	73
Nelson	59,060	144	85,230	167	135,992	164
Richmond	39,010	51	47,258	37	81,174	54
Rindge	44,904	88	54,862	74	91,989	85
Roxbury	48,323	105	51,974	64	90,650	79
Stoddard	141,798	214	136,398	207	217,008	207
Sullivan	31,314	24	33,707	5	56,349	13
Surry	48,757	107	64,985	117	86,678	65
Swanzy	39,991	61	44,974	34	67,053	29
Troy	30,507	17	39,243	17	55,951	12
Walpole	54,852	130	68,692	133	103,556	116
Westmoreland	45,775	93	59,066	95	87,768	69
Winchester	30,667	19	36,223	11	54,875	9

Coos

County	I----- Equalized Valuation Per Person -----I					
	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Berlin	31,546	28	32,328	4	35,853	1
Carroll	141,605	213	223,456	226	327,479	222
Clarksville	92,722	195	61,387	104	125,116	152
Colebrook	34,244	33	41,736	21	58,209	14
Columbia	34,311	34	60,824	102	80,389	47
Dalton	42,481	75	49,539	53	72,185	35
Dummer	71,454	169	132,118	204	109,715	127
Errol	102,581	201	166,650	215	177,770	195
Gorham	50,339	116	64,279	114	72,857	37

There are 234 municipalities

Coos

I----- Equalized Valuation Per Person -----I						
County Municipality	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Jefferson	60,555	150	69,201	136	111,110	131
Lancaster	38,018	46	44,853	33	69,252	33
Milan	31,427	27	50,074	55	65,175	25
Northumberland	28,550	10	37,261	13	52,092	5
Pittsburg	98,761	199	144,545	212	244,995	213
Randolph	88,171	192	118,350	198	111,664	133
Shelburne	67,442	162	138,384	208	165,639	189
Stark	41,559	70	77,363	158	118,781	147
Stewartstown	28,891	11	47,566	38	67,309	30
Stratford	22,648	3	49,172	50	51,680	4
Whitefield	42,995	77	49,154	49	77,028	41

Grafton

I----- Equalized Valuation Per Person -----I						
County Municipality	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Alexandria	59,251	147	71,487	144	119,158	148
Ashland	54,704	129	60,256	97	91,682	84
Bath	57,845	138	60,024	96	93,625	94
Benton	37,531	44	43,395	28	55,061	10
Bethlehem	45,123	89	58,131	90	96,945	99
Bridgewater	169,387	221	167,269	216	334,567	224
Bristol	63,137	153	72,334	147	139,570	169
Campton	59,349	148	58,166	91	110,136	128
Cannan	39,669	57	49,886	54	81,113	53
Dorchester	35,831	39	56,595	85	70,679	34
Easton	109,167	204	112,742	193	200,482	202
Ellsworth	82,438	189	79,803	163	139,129	168
Enfield	47,377	101	50,514	57	93,190	91
Franconia	109,180	205	119,846	199	231,187	210
Grafton	51,403	120	48,159	44	89,931	75
Groton	79,819	185	66,251	127	119,763	150
Hanover	78,465	183	91,483	175	155,681	184
Haverhill	36,452	41	43,229	27	63,200	22
Hebron	233,591	230	276,905	229	454,185	228
Holderness	154,338	219	167,820	217	317,359	221
Landaff	46,053	96	53,293	69	85,640	61

There are 234 municipalities

Grafton

County	I----- Equalized Valuation Per Person -----I					
	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Lebanon	56,920	136	87,638	170	114,077	139
Lincoln	230,952	229	294,127	230	513,236	230
Lisbon	29,783	12	38,855	15	59,811	15
Littleton	44,421	86	62,394	106	88,310	71
Lyman	49,902	114	54,590	73	86,215	63
Lyme	87,948	191	97,383	180	152,001	181
Monroe	143,078	215	208,157	224	153,333	182
Orange	46,641	98	55,094	77	86,463	64
Orford	57,885	139	68,844	134	112,341	137
Piermont	66,803	160	62,862	108	114,454	143
Plymouth	28,274	8	29,851	2	52,929	7
Rumney	57,767	137	65,690	123	88,652	72
Sugar Hill	129,892	211	140,562	209	196,561	200
Thornton	67,958	165	78,293	159	149,285	180
Warren	40,223	63	47,811	42	64,659	24
Waterville	793,642	234	765,082	234	***,***	234
Wentworth	65,615	157	57,652	88	91,473	83
Woodstock	81,865	188	116,214	195	184,867	198

Hillsborough

County	I----- Equalized Valuation Per Person -----I					
	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Amherst	66,727	159	92,615	177	138,029	166
Antrim	30,883	21	52,426	66	88,061	70
Bedford	81,808	187	99,411	181	148,306	179
Bennington	37,485	43	43,649	30	78,370	43
Brookline	53,437	125	60,659	100	102,895	113
Deering	38,596	48	47,666	41	89,660	74
Francestown	74,915	180	79,035	160	133,743	162
Goffstown	34,406	36	47,038	36	79,179	46
Greenfield	38,371	47	51,733	63	82,552	57
Greenville	20,431	2	27,766	1	52,575	6
Hancock	67,506	163	76,238	156	132,468	160
Hillsborough	39,344	53	51,112	59	92,985	90
Hollis	75,511	181	108,542	191	157,291	186
Hudson	46,296	97	69,166	135	107,149	119

There are 234 municipalities

Hillsborough

County

I----- Equalized Valuation Per Person -----I

Municipality	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Litchfield	40,194	62	55,535	79	90,208	76
Lyndeborough	44,049	82	65,645	122	99,906	107
Manchester	32,304	29	48,084	43	85,970	62
Mason	42,030	73	72,481	149	113,352	138
Merrimack	49,290	113	70,290	139	110,596	129
Milford	43,244	78	58,064	89	94,699	96
Mont Vernon	47,030	99	71,832	145	101,482	111
Nashua	44,108	83	64,413	115	95,597	98
New Boston	45,576	92	61,943	105	101,242	110
New Ipswich	31,390	26	44,149	31	74,064	40
Pelham	48,543	106	71,156	142	112,327	136
Peterborough	58,950	143	66,532	129	107,891	122
Sharon	62,963	152	74,261	151	132,737	161
Temple	41,007	65	63,334	111	94,574	95
Weare	40,275	64	49,382	52	83,777	58
Wilton	51,964	121	60,462	99	97,104	101
Windsor	75,633	182	80,789	164	92,572	89

Merrimack

County

I----- Equalized Valuation Per Person -----I

Municipality	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Allenstown	19,336	1	30,224	3	54,544	8
Andover	54,551	128	65,105	118	124,590	151
Boscawen	28,356	9	35,134	8	61,438	21
Bow	79,733	184	96,490	179	127,003	155
Bradford	55,953	133	71,882	146	114,287	142
Canterbury	58,830	141	66,420	128	114,280	141
Chichester	41,052	66	58,201	93	99,394	105
Concord	42,018	72	54,261	72	86,756	66
Danbury	44,660	87	52,276	65	103,481	115
Dunbarton	52,626	124	65,180	119	117,496	145
Epsom	39,269	52	48,346	45	80,826	51
Franklin	31,225	23	36,889	12	63,602	23
Henniker	39,417	54	48,907	48	80,589	49
Hill	50,875	118	56,502	84	90,841	81
Hooksett	55,902	132	67,678	132	109,292	125

There are 234 municipalities

Merrimack

County	I----- Equalized Valuation Per Person -----I					
	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Hopkinton	60,006	149	74,995	153	111,717	134
Loudon	35,817	38	60,769	101	90,434	77
Newbury	145,157	218	168,369	218	327,868	223
New London	132,969	212	129,472	203	236,102	211
Northfield	27,620	5	34,415	7	61,271	20
Pembroke	30,692	20	43,493	29	72,919	38
Pittsfield	26,300	4	34,408	6	60,083	16
Salisbury	48,782	108	66,191	126	90,887	82
Sutton	74,188	176	76,999	157	140,036	171
Warner	42,276	74	51,701	62	85,227	60
Webster	51,174	119	56,315	81	107,325	120
Wilmot	66,687	158	70,701	141	126,252	154

Rockingham

County	I----- Equalized Valuation Per Person -----I					
	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Atkinson	59,135	146	91,982	176	141,766	174
Auburn	48,857	110	65,997	124	116,677	144
Brentwood	45,919	94	72,941	150	109,018	124
Candia	39,654	55	57,623	87	93,369	93
Chester	49,126	111	66,625	131	108,060	123
Danville	38,844	50	53,217	68	85,009	59
Deerfield	45,138	90	66,138	125	111,623	132
Derry	33,553	32	49,352	51	81,466	55
East Kingston	58,050	140	86,668	169	136,075	165
Epping	32,866	30	52,552	67	97,299	102
Exeter	48,141	104	66,565	130	107,822	121
Fremont	39,696	59	56,720	86	93,239	92
Greenland	73,979	175	117,820	197	167,105	192
Hampstead	55,192	131	75,233	155	119,580	149
Hampton	89,846	194	114,631	194	180,660	197
Hampton Falls	106,639	202	135,452	206	208,556	205
Kensington	59,133	145	88,949	174	154,448	183
Kingston	50,055	115	71,460	143	109,528	126
Londonderry	47,760	102	69,610	137	126,224	153
New Castle	200,183	227	350,645	232	554,563	232

There are 234 municipalities

Rockingham

County	I----- Equalized Valuation Per Person -----I					
	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Newfields	74,649	178	102,438	186	138,227	167
Newington	596,924	233	723,905	233	966,772	233
Newmarket	31,129	22	47,567	39	78,453	44
Newton	37,606	45	60,419	98	101,736	112
North Hampton	100,013	200	143,395	211	211,180	206
Northwood	52,122	123	64,893	116	112,167	135
Nottingham	52,104	122	69,931	138	117,852	146
Plaistow	56,025	134	81,445	165	132,078	159
Portsmouth	65,274	156	123,457	200	166,057	190
Raymond	30,008	15	48,568	46	77,628	42
Rye	144,109	216	205,311	222	316,957	220
Salem	64,979	155	88,881	173	140,002	170
Sandown	39,808	60	55,061	76	92,007	86
Seabrook	385,347	232	185,867	220	229,951	209
South Hampton	89,643	193	100,072	183	148,104	178
Stratham	72,318	171	103,731	188	157,202	185
Windham	70,359	168	100,640	185	158,199	187

Strafford

County	I----- Equalized Valuation Per Person -----I					
	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Barrington	41,129	69	56,042	80	97,335	103
Dover	38,679	49	58,196	92	90,744	80
Durham	30,111	16	40,520	18	61,179	19
Farmington	27,834	6	38,328	14	65,961	26
Lee	41,740	71	63,013	110	98,955	104
Madbury	43,782	80	64,053	113	100,757	108
Middleton	44,277	84	53,358	70	92,041	87
Milton	34,396	35	46,574	35	87,493	68
New Durham	67,348	161	87,821	171	166,666	191
Rochester	29,866	13	42,807	26	69,101	32
Rollinsford	44,386	85	56,355	82	97,078	100
Somersworth	30,581	18	42,012	22	72,706	36
Strafford	50,763	117	62,883	109	106,645	117

There are 234 municipalities

Sullivan County						
I----- Equalized Valuation Per Person -----I						
Municipality	1995		2000		2004	
	Valuation	Rank	Valuation	Rank	Valuation	Rank
Acworth	56,728	135	56,439	83	92,177	88
Charlestown	29,950	14	35,668	10	46,537	2
Claremont	27,969	7	35,191	9	50,842	3
Cornish	42,722	76	51,097	58	80,549	48
Croydon	53,612	126	61,187	103	90,466	78
Goshen	45,180	91	54,003	71	80,931	52
Grantham	170,097	222	123,572	201	205,640	204
Langdon	39,655	56	51,425	61	82,385	56
Lempster	43,792	81	48,647	47	78,681	45
Newport	34,529	37	39,075	16	60,137	17
Plainfield	46,047	95	58,680	94	103,239	114
Springfield	79,985	186	100,323	184	159,969	188
Sunapee	156,368	220	154,665	214	285,373	216
Unity	33,487	31	42,296	23	60,375	18
Washington	129,179	210	104,451	189	220,358	208

There are 234 municipalities